



MAYOR AND COUNCIL AGENDA

NO. 4

DEPT.: / Community Planning and Development Services DATE: January 31, 2005
STAFF CONTACT: Arthur D. Chambers, AICP, Director

SUBJECT: Discussion of contract for Architectural Design of Cultural Arts Building.

RECOMMENDATION: Receive information about the selection process; discuss the recommended architectural firm (D'Agostino, Izzo, Quirk Architects, Inc.) and instruct staff to negotiate a final agreement for formal Mayor and Council action on February 22, 2005.

IMPACT: ☐ Environmental ☒ Fiscal ☐ Neighborhood ☐ Other:

Fiscal Impact: ☒ Within budget ☐ Over budget:

Fund: ☐ General ☒ Capital Projects 420 600 0A80 0426 ☐ Parking ☐ Water ☐ Sewer
☐ SWM ☐ Debt Service ☐ Other:

DISCUSSION/HISTORY/BACKGROUND: The Cultural Arts Building is part of the Town Square Project. It was initially conceived as an approximately 37,000 sq. ft., three-story building, with retail occupying 10,000 sq. ft. on the first floor. The second and third stories (plus an entrance/lobby on the first floor) were to be dedicated to "cultural arts." Based on subsequent discussions, the size of the area for cultural arts has been expanded to 1,800 sq. ft. on the street level and a possible fourth story.

The retail area will be sold as a condominium unit to Federal Realty Investment Trust (FRIT) as part of the development rights purchase of the entire Town Square project. A separate purchase agreement is being prepared and will come before the Mayor and Council at a future meeting. In accordance with the provisions of the GDA, the pad for this building must be available by August 2006 and the construction is to begin in October 2005. The first step in delivering the space is the selection of the architect.

Originally, it was assumed that WDG Architecture would be used since they were designing the other buildings in the project. However, after reconsideration of several factors (timing, variety, past experience, etc.), it was determined that it might be beneficial to solicit other firms. As a result, FRIT

researched and prequalified other possible architectural firms. Based on that research, three firms were invited to submit proposals. Those firms were WDG Architecture; Rounds Vanduzer Architects; and D'Agostino Izzo Quirk Architects. After reviewing their proposals and experience, it was FRIT's recommendation that D'Agostino Izzo Quirk Architects be selected and begin negotiations on a contract. Attachment 1 is a summary of the three proposals. It should be noted that all three proposals were for a three-story building. The final cost will be increased if a fourth floor is included. Attachment 2 is information about the D'Agostino Izzo Quirk firm and examples of their work.

After the architectural firm is selected, a design team with representatives from the architect, FRIT, City and Rockville Arts Place will be created. That team will collaborate on what activities will occur in the interior and the exterior appearance. Once preliminary elevations are prepared a worksession with the Mayor and Council will be scheduled. It is anticipated that the worksession would occur in April 2005. Prior to that worksession, the Mayor's and Council's thoughts, concerns or comments about how the building should look or function, their comments should be forwarded to staff who will transmit them to the architect.

Currently, the Town Square budget shows \$198,000 available for design of the cultural arts building. Since the proposal is for \$370,360, an additional \$172,360 will need to come from contingency. If the fourth floor is added, additional funds will be needed for the architect, which will also need to come from the contingency. The project contingency currently has a balance of \$1,100,000. However, that amount will be reduced as change orders are processed. An updated budget is being prepared and should be available in the next three weeks.

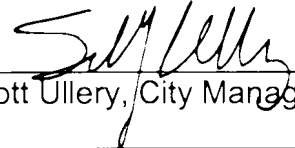
It should be noted that currently \$2,079,500 is being shown for construction of a three-story building. Given the increase in construction costs and the inclusion of a fourth floor, additional moneys will need to be identified to fully fund the construction costs. The newest estimates for the construction of the three-story building is \$3,250,000. The fourth floor is estimated at an additional \$1,100,000.

Next Steps: Staff will be doing an onsite interview with D'Agostino Izzo Quirk Architects in the next two weeks. Assuming a satisfactory interview and contract negotiations, the Mayor and Council will be requested to formally approve D'Agostino Izzo Quirk Architects at the February 22, 2005 Mayor and Council meeting. Then the architects would be scheduled for a Mayor and Council worksession in April to discuss preliminary façade designs. Prior to that work session, the design group would meet at least once.

PREPARED BY:


Arthur D. Chambers, AICP, Director

APPROVE:


Scott Ullery, City Manager


Date

1/26/05

LIST OF ATTACHMENTS:

1. Summary of three proposals.
 2. General information about D'Agostino Izzo Quirk Architects and examples of the firm's work.
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Memorandum



DATE: January 25, 2005

TO: Art Chambers

FROM: Brian J Spencer

CC: Roger Rodin
Don Briggs

RE: Rockville Town Square
Cultural Arts Design Bid Analysis

C:\Documents\Rockville Town Square\City of Rockville Correspondence\Memo-Art Cultural Arts Design Bids\012505.doc

Art –

As requested, please find below a spreadsheet analysis of the Cultural Arts building design bids. In addition to the information and analysis provided in our letter to you dated January 16, 2005, we discovered that WDG

Rockville Town Square Cultural Arts Center Design Contract Bid Analysis

	Rounds Vanduzer	D'AIQ	WDG
Design Phase			
Architectural	\$ 127,000	\$ 230,000	\$ 200,000
Mechanical, Electrical Plumbing	\$ 51,000	\$ 60,000	\$ 80,280
Structural	\$ 25,000	\$ 24,000	\$ 28,000
Life Safety	included	\$ 13,860	included
Construction Administration	included*	included	included
Additional Services			
Use Permit Presentations	included	included	\$ 45,000
Presentation Renderings	included	included	\$ 3,000
Massing Model	included	included	\$ 2,000
Two additional public meetings	\$ 4,800	\$ 4,800	\$ 4,800
TOTAL	\$ 207,800	\$ 332,660	\$ 363,080

* Capped at 200 hours

made an error adding up their design service phases. On page 5 of their proposal, they have added their Phase I work of \$239,280 and Phase 2 work of \$69,280 for a total of \$278,560; it should be \$308,560. After adding the balance of their work, the WDG total becomes \$363,080 vs. \$332,660 for D'Agostino Izzo Quirk (D'AIQ). We believe that this further emphasizes our recommendation to award the Cultural Arts building design contract to D'AIQ Architects.



5 January 2005

Mr. Brian Spencer
Development Management Group
5017 Durham Road East
Columbia, Maryland 21044

**Re: City of Rockville Cultural Arts Building
Request for Qualifications
Request for Proposal**

Dear Brian,

We are very pleased to have been invited to participate in the Designer Selection Process for the City of Rockville Cultural Arts Building. We understand the importance of this project as a component of the larger Rockville Town Square development. The ground level retail component will provide on-street activity and the Cultural Arts Facilities on the upper levels will complement the adjacent Library as anchors of community activity. We are excited by the opportunity of working with you and the City of Rockville to contribute our expertise to the vision of urban life that this project represents.

Over the past three decades, our firm and its founding partners, have been involved in numerous commercial and institutional projects intimately tied to a vision of urban life and vitality. These include planning projects for new towns such as Abacoa Town Center in Jupiter, Florida, the renovation and expansion of Fenway Park in Boston Massachusetts, and numerous commercial projects mixing retail uses at grade and complementary uses such as office or housing above. Our work in this vein began with the revitalization of Faneuil Hall Marketplace in Boston in 1976 and continues through current projects for ground level retail / restaurant facilities integrated with Fenway Park, a new mixed use building at Abacoa Town Center, and designs for mixed use "Town Center" developments in New Jersey and northern Virginia. Descriptions of many of these projects are included in the marketing literature included as a component of this RFQ/RFP.

In assembling a Design Team for this proposal, we have contacted a group of Consultants with extensive experience in all types of construction. Beyond that, we have found each of these Consultants to be particularly creative as designers who can meet strict time and budget requirements while retaining a creative commitment to innovative design. Each member of our design team has significant experience with urban projects of various scales.

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They have indicated to us their belief in, and commitment to, the new vision of urban life that this project represents. A table listing the proposed members of our design team is provided below. Specific information regarding the Consultants, their experience, and their philosophy of design are presented in the accompanying brochure materials.

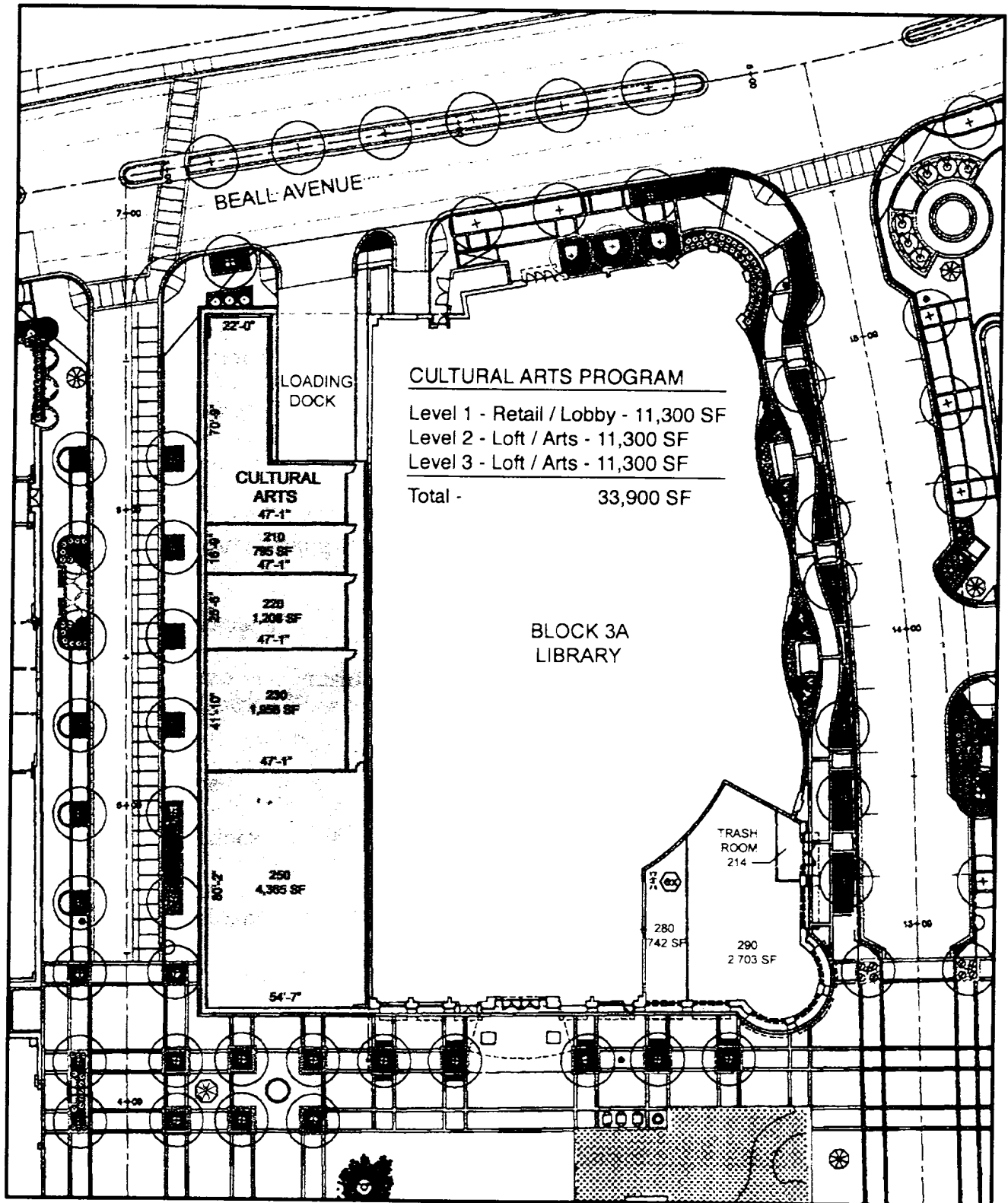
Proposed Design Team

- 1) Architectural Design
D'Agostino Izzo Quirk Architects, Inc.
- 2) Structural Engineering
McNamara / Salvia Inc., Consulting Engineers
- 3) Mechanical / Plumbing Engineering
E&S Construction Engineers, Inc.
- 4) Electrical Engineering
B&R Construction Services, Inc.
- 5) Life Safety / Fire Engineering
KPT Engineering Inc.

Additional Optional Team Members

- 1) Lighting Design
Bliss-Fasman, Inc.

We have asked each team member to provide an estimate of Design Service Fees based on the program for the project provided in the RFP and the site plan provided by DMG. We understand the building to be three levels of approximately 11,300 SF each. The Ground Level Retail will be built as "cold" dark shell space with access to utility connection points provided to Tenants based on industry standards for power, water, sanitary, and communication services. We anticipate split system HVAC design to be installed and controlled by individual Tenants. The Ground Level will include a public lobby for upper level Cultural Arts uses. Levels Two and Three are conceived as open loft or "white box" spaces that provide options for permanent or temporary division at a later date. Public toilets will be provided on a least one of the upper levels and possibly on both. It is our understanding that the current budget for the project is anticipated to be between \$ 3, 500,000 and \$ 3,600,000. A summary of design fee estimates for each Consultant is provided below. A specific explanation of each Consultant fee is included in the cover letter provided with Consultant marketing Materials.



CULTURAL ARTS CENTER
ROCKVILLE, MARYLAND



In response to the specific requests of the RFQ/RFP, we have prepared the following information for your use:

D'AIQ Financial Capability, Ownership

D'AIQ architects is a 20 person firm offering architectural, interior and urban design services. Incorporated in 1987, we have completed numerous projects of a variety of scales for clients in the United States and abroad. A partial list of past and present clients is listed below. A more complete client list is included in the attached marketing materials.

D'AIQ has annual billings averaging approximately \$ 2,500,000 with an additional \$ 1,00,000 in Consultant billings. Typically, we maintain cash accounts equal to 3 months operating expenses. Should you require a complete financial statement from our accountants, we can have a statement prepared including final results for 2004.

The ownership of D'AIQ is held by the surviving founding Partners and 8 Associates, each having at least 10 years experience as members of the firm.

Founding Partners

Charles F. Izzo	President
Thomas D. Quirk	Vice President

Key Personnel

Thomas Martinez
Fred Groff
Jack Palanjian
Wendy Magliozzi
Juan Cruz
Joan Reilly
John Giangregorio
Nina Voci

Client List

The Boston Red Sox
The Mills Corporation
The Rouse Company
General Growth Properties
The Massachusetts Institute of Technology
Harvard University
The Philadelphia Phillies



Past Projects

Aloha Tower Marketplace
BAYSIDE Marketplace
Murr Center, Harvard University
Berens Tennis Center, Harvard University
Arundel Mills
Concord Mills
The Block at Orange
717 Fifth Avenue
Pappalardo Laboratory, MIT
Hotsopolous Laboratory, MIT

Current Projects

Fenway Park Renovations
Pappalardo II, Nano-Technology Laboratory, MIT
Bridgewater Commons Lifestyle Center
SNOWDOME, Meadowlands Xanadu
Abacoa Town Center Mixed-Use

Comparable Projects

Jeano Building Renovation
26,000 SF
Restaurant

Ms. Janet Marie Smith
VP, President of Planning & Development
The Boston Red Sox
Fenway Park
4 Yawkey Way
Boston, Massachusetts
02215
617-226-6653

Bridgewater Commons Lifestyle Center
43,000 SF
Retail / Restaurant

Mr. William Rowe
General Growth Properties, Inc.
10275 Little Patuxent Parkway
Columbia, Maryland
21044

410-992-6040



Pappalardo II-Nano-Technology Laboratory
8,000 SF
Technical Laboratories

Mr. Richard Fenner
Massachusetts Institute of Technology
77 Massachusetts Avenue
Cambridge, Massachusetts
02139
617-253-7202

The budgets for these three projects are comparable to those estimated for the Rockville Cultural Arts Center, ranging from \$ 3,800,000 to \$ 5,000,000. Should you require detailed and specific information regarding project budgets, we would need to contact our clients for permission to release privileged information.

Past Affiliation with Rockville Town Square Team

To the best of our knowledge, our past affiliation with the Rockville Town Square Team is limited to our work with Mr. Brian Spencer, of Development Management Group. This includes numerous projects completed while Mr. Spencer was affiliated with the Rouse Company of Columbia, Maryland. These projects included the design of Jacksonville Landing in Jacksonville, Florida, and BAYSIDE Marketplace in Miami, Florida. Each of these projects was urban retail development of approximately 250,000 SF of GLA.

Special Qualifications

We believe the experience described in our attached marketing brochure establishes our credentials to assist The City of Rockville in bringing this project to fruition. What is hard to convey, is our design philosophy and commitment to architecture in the public realm. Although most of our clients are private corporations and institutions, they are all characterized by a commitment to "public" architecture. That is, a commitment to the betterment of public spaces and the public use of private space. It has been our goal for three decades to work with clients who have a vision of improving urban life through the design of projects integrated into the community that these projects serve. Our design process is a collaborative one. We enjoy working with clients, to achieve their vision, not our own. To achieve this, we welcome working sessions with clients using models and sketches to develop ideas, to challenge preconceived notions, and to arrive at a design solution that best serves the program and the larger community. We most enjoy the types of design opportunities integrated into the urban fabric that are offered by projects like the Rockville Cultural Arts Center.



We believe our commitment to these ideas is evident in the work shown in the accompanying brochures. We believe the client contacts noted above can speak to our commitment to a collaborative design process.

Design Fee Estimates

In compliance with the terms of the RFP, our proposed Design Team members have prepared fee estimates for the project based on the description of the project program included in the RFP. A summary of these estimates is listed below. Proposals prepared by each consultant are included in the accompanying documentation. D'AIQ and its Consultants have included personnel billing rate tables for your reference.

Proposed Design Team

1)	Architectural Design D'Agostino Izzo Quirk Architects, Inc.	\$ 230,000.00 Plus reimb. expenses
2)	Structural Engineering McNamara / Salvia Inc.	\$ 24,000.00 Plus reimb. expenses
3)	mechanical / Plumbing Engineering E&S Construction Engineers, Inc.	\$ 35,000.00 Plus reimb. expenses
4)	Electrical Engineering B&R Construction Services, Inc.	\$ 32,500.00 Plus reimb. expenses
5)	Life Safety / Fire Engineering KPT Engineering Inc.	\$ 13,860.00 Plus reimb. Expenses
TOTAL		\$ 335,360.00 Plus reimb. expenses

Alternate for Additional Team Members

1)	Lighting Design Bliss-Fasman, Inc.	\$ 35,000.00 Plus reimb. Expenses
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Summary

Once again, thank you for considering our firm for this project. We hope that the information presented here gives, at least, an introduction to our firm and our interest in innovative urban design. Please let us know if you need any further information or explication of any of the materials included in this submittal.

We believe this project exemplifies a commitment to urban life and community involvement that has always informed good architecture. We appreciate the vision that has created the Rockville Town Center project. We would enjoy participating and contributing our expertise to the success of the project as a whole. We hope we may have the opportunity of working with you and the entire Rockville Cultural Arts Team to make the vision for the Cultural Arts Building a reality.

Sincerely,

D'Agostino Izzo Quirk Architects, Inc.

A handwritten signature in black ink, appearing to read 'Thomas D. Quirk', written over a horizontal line.

Thomas D. Quirk

December 17, 2004

III. ACKNOWLEDGEMENT

I/we the undersigned acknowledge the content of this Request for Proposal and agree that unless stated otherwise in our qualification information, agree that if awarded the Rockville Town Square Cultural Arts Building Contract for Rockville Town Square, will accept the terms and conditions of this entire package.

Designer:

D'AIG ARCHITECTS

[Signature]

By: Thomas D. Quirk

Title: V.P.

Date: 5 January 2005

dm



D'AGOSTINO IZZO QUIRK ARCHITECTS, INC.

Rate Schedule

December 2004

Principals

Charles Izzo	\$175.00
Thomas Quirk	\$150.00
Juan Cruz Molina	\$125.00
John Giangregorio	\$125.00
Fred Groff	\$125.00
Thomas Martinez	\$125.00
Jack Palanjian	\$125.00

Senior Associates/Associates - \$110.00

Wendy Magliozzi
Joan Reilly
John Shank

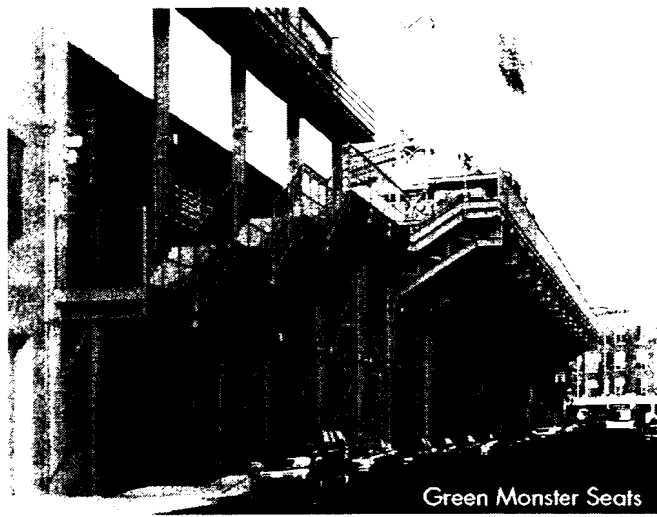
Architects/Designers - \$90.00

Chris Gola
Alan Mushroe
Eric Sealine

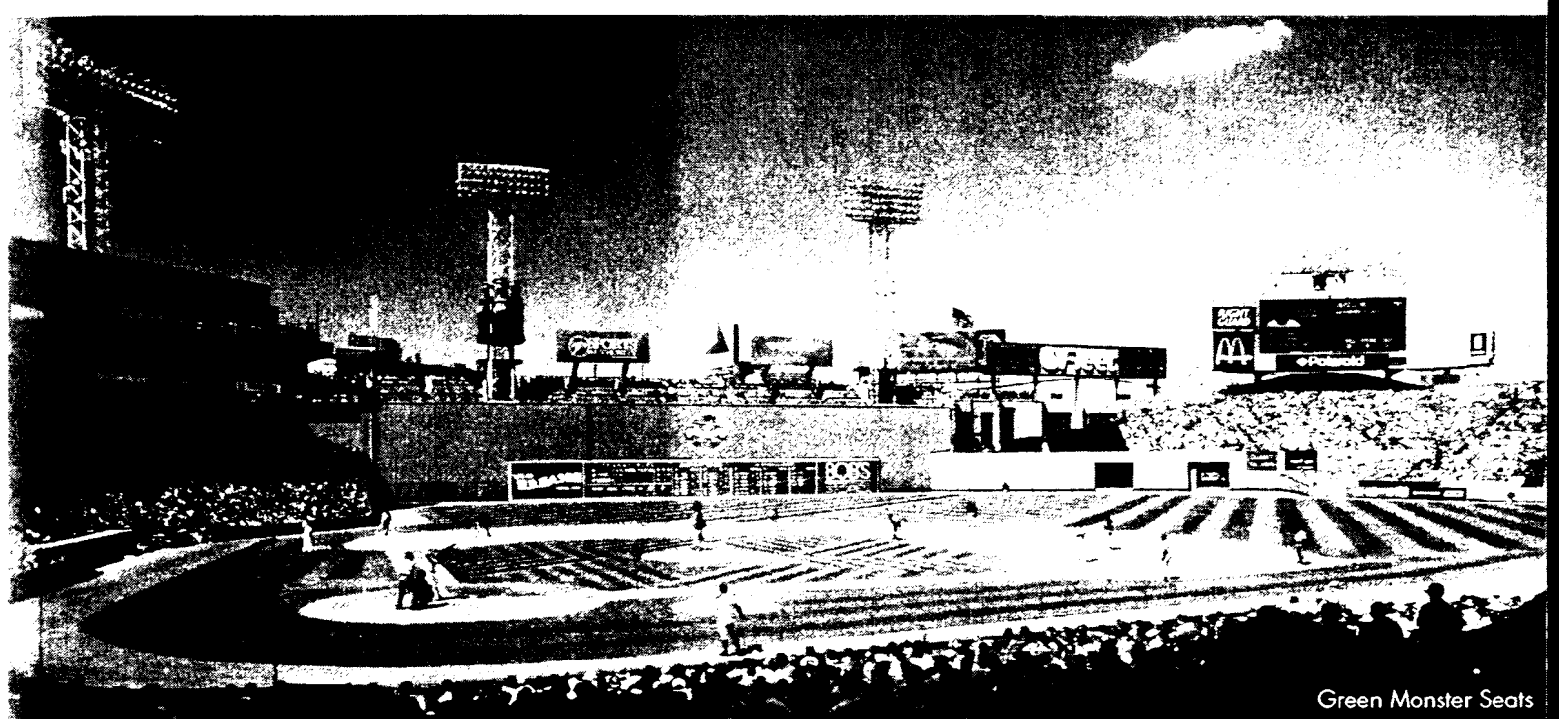
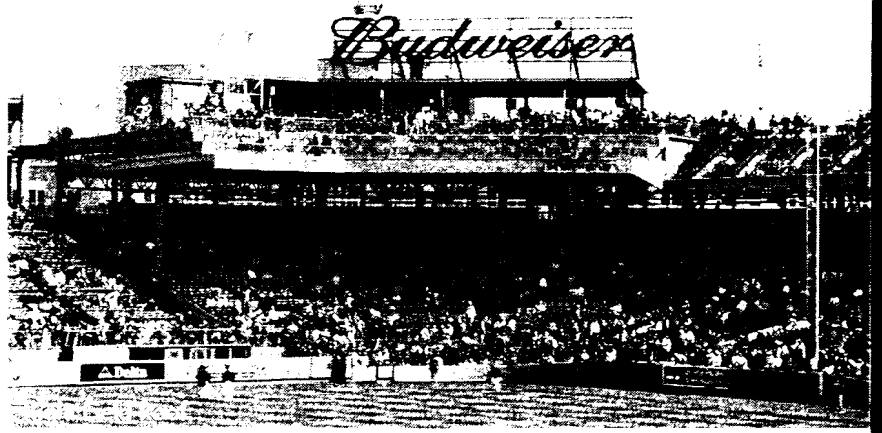
Designers - \$75.00

Christopher Dean
Katie Gunsch
Kyomin Lee
Kevin Poole
Mauricio Rodriguez
Mark Slivka





Green Monster Seats



Green Monster Seats

Fenway Park

Boston, Massachusetts

Client: Boston Red Sox Baseball Club

Opened in 1912, Fenway Park has survived the joys and frustrations of 92 seasons and is often considered America's most beloved ball park. Endangered for many years by neglect and decay, Fenway Park was saved from the wrecking ball when the Red Sox were purchased by new owners in 2002. Working with the Red Sox, D'AIQ has designed and completed the first three phases of a multi-season plan to restore Fenway to its rightful place as the jewel of the American League. Over three seasons, Fenway has seen the expansion of on-field seating behind home plate, roof top seating around the infield, the creation of the Big Concourse, Right Field Roof seating and picnic area, as well as the addition of seats atop the fabled "Green Monster," the left field wall that is the most recognized landmark in baseball. The latter project, controversial when first announced, has been celebrated as the most exciting seats in baseball. These projects have been designed to integrate new revenue opportunities for the owner, while preserving and enhancing the historic and intimate nature of Fenway Park.

Over the next five to seven seasons, D'AIQ expects to complete remaining projects in a masterplan to transform Fenway Park into a ball park for the twenty-first century. As each spring brings a new season of hopes and dreams, the new Fenway Park will acknowledge its traditions and its legends, and will face the future with the spirit of a rookie about to begin a hall of fame career.



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717 5th Avenue

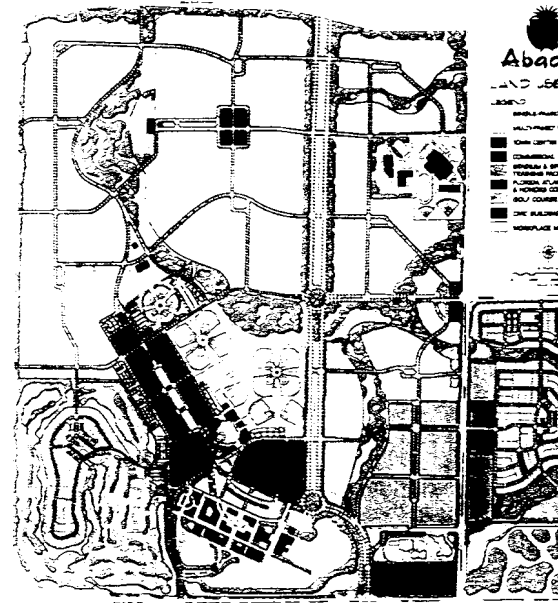
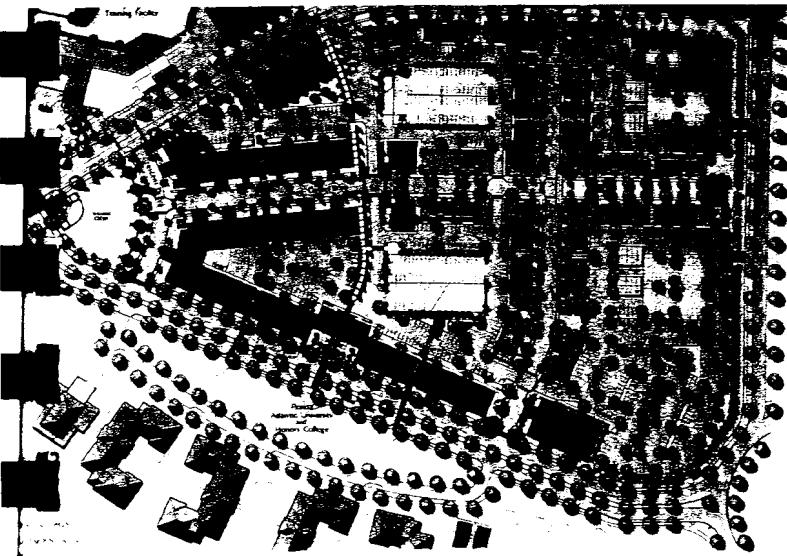
Manhattan, New York

Client: Shorenstein Company LP

In competition with some of New York City's premier architectural firms, D'AlQ won this 1999 project for the renovation of the Corning Glass Building, an historic landmark office building, one of the early 1950s pioneers in curtain wall office building design. The project scope recaptured the plaza on the corner of 5th Avenue and 56th Street, replacing it with a four-story 44,000 sf infill structure for two retail tenants. The infill structure includes a four-story glass curtain wall-enclosed atrium. The 4th floor roof terrace replaces, in spirit, the original plaza. The two Ground Floor tenants include flagship stores for Hugo Boss, the German men's clothier; and Escada, an Italian women's couturier. The major 4th floor tenant looks out on a new terrace with a view of Central Park. The design is consistent with neighboring buildings along 56th Street between 5th and Madison Avenues, including the IBM Building, The Sony Building (formerly AT&T Building) and the Trump Tower, all of which have enclosed atriums and terraces.

The original building, designed by architects Harrison & Abramovitz, was part of the 1950s Midtown urban design plan, Rockefeller Center Phase 2. This plan, using the concept of trading zoning envelope setbacks for plazas, filled the blocks surrounding Rockefeller Center with a sympathetic pattern of continuous, vertical, office towers and plazas.



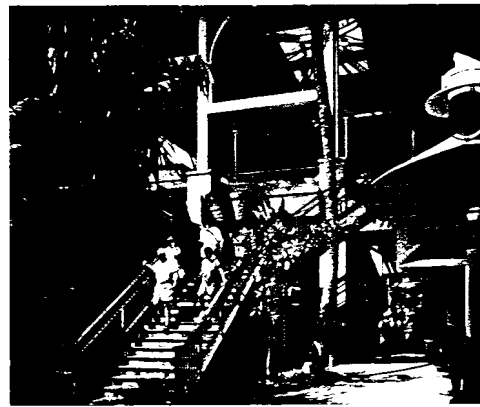
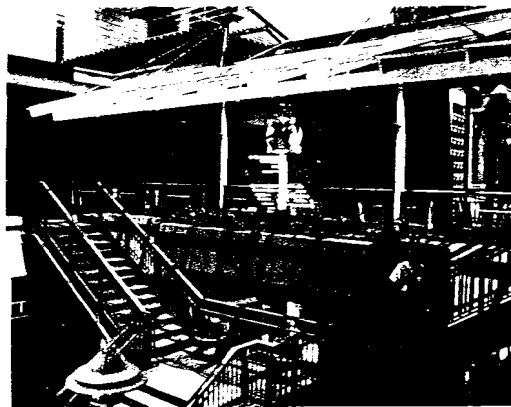
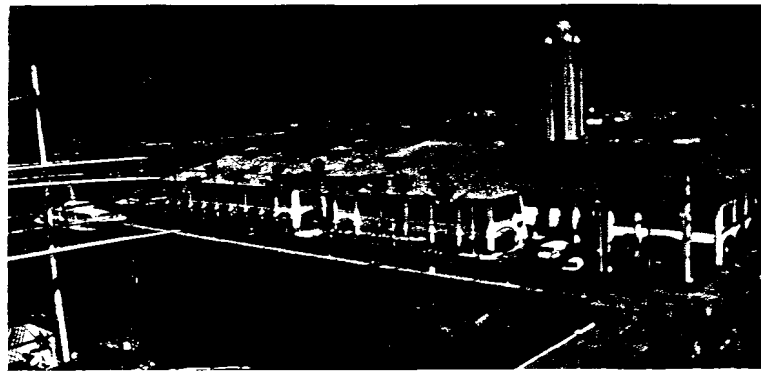
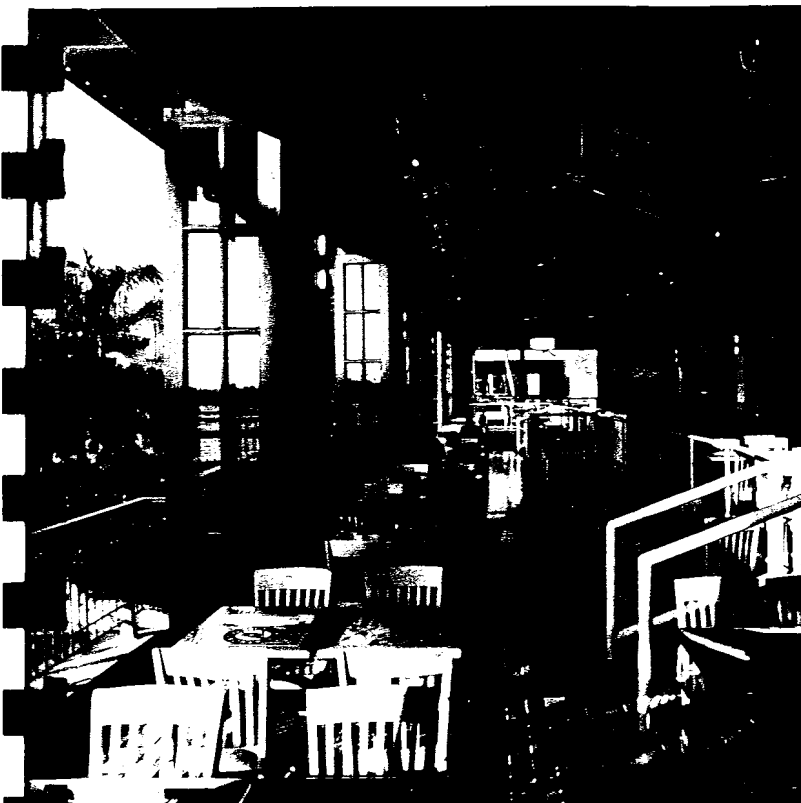


Abacoa Town Center

Jupiter, Florida

Client: de Guardiola Development Ventures

D'Agostino Izzo Quirk Architects developed the Master Plan for the Abacoa Town Center. After its enthusiastic acceptance by the community, we proceeded to design the central components. Main Street acts as a gateway to this new town center, which is anchored by a theater green with an open-air stage. This 2000-acre traditional neighborhood development will house 18,000 residents and one million square feet of retail and office space. It will also be home to Florida Atlantic University and Honors College, the Abacoa Links championship golf course and the spring training facility of the St. Louis Cardinals and Montreal Expos.



Aloha Tower Marketplace

Honolulu, Hawaii

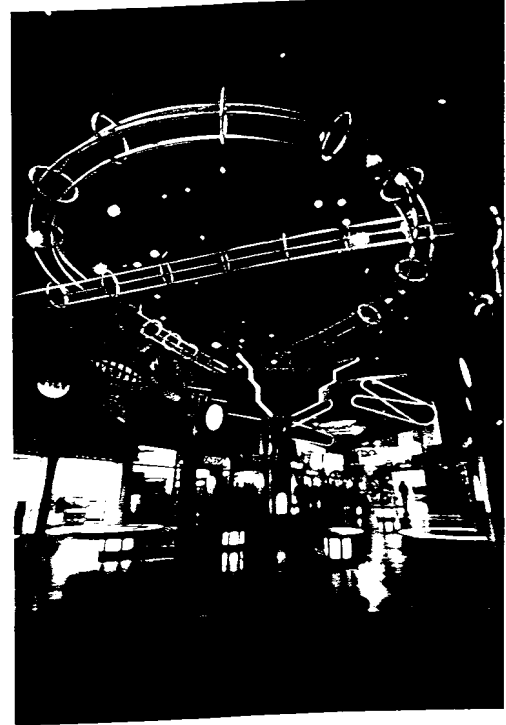
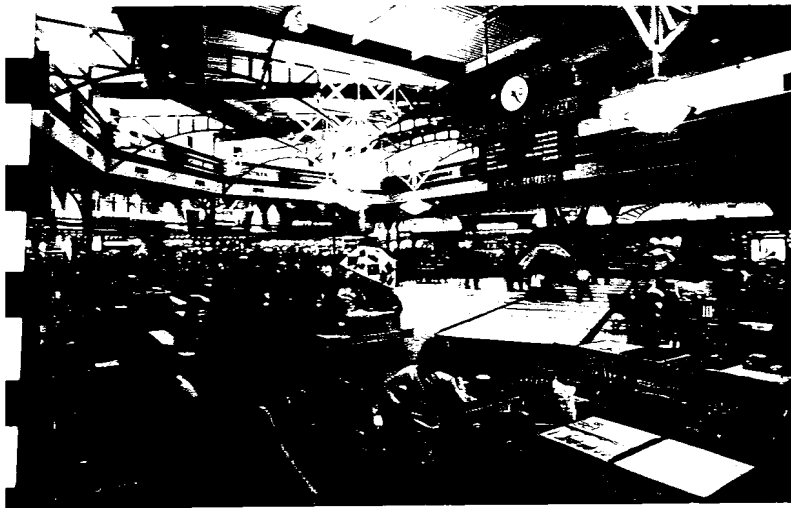
Client: Aloha Tower Associates/Enterprise Development Corporation

Aloha Tower Marketplace is a two level 220,000 sf specialty center located on Honolulu's waterfront and focused around the historic Aloha Tower. The design and merchandising of the Marketplace create a uniquely festive, Hawaiian-style environment featuring a variety of shops, cafes and restaurants, cultural events and entertainment, specialty food, waterside recreational activities and a market bazaar filled with kiosks and pushcarts.

On both levels of the Marketplace, retail stores line two main axes. Restaurants and cafes surround the oceanside perimeter of the building and feature spectacular harbor views. A collection of colorful small shops is located adjacent to the outdoor plaza surrounding Aloha Tower. On the upper level, a scenic terrace with a 700 seat food court overlooks the activity at Aloha Tower and beyond. (The upper level also doubles as a boarding gallery for inter-island cruise vessels.)

Aloha Tower Marketplace forms the centerpiece of the Waterfront at Aloha Tower, a 3.5 million sf multi-use project masterplanned and designed by D'Agostino Izzo Quirk Architects.



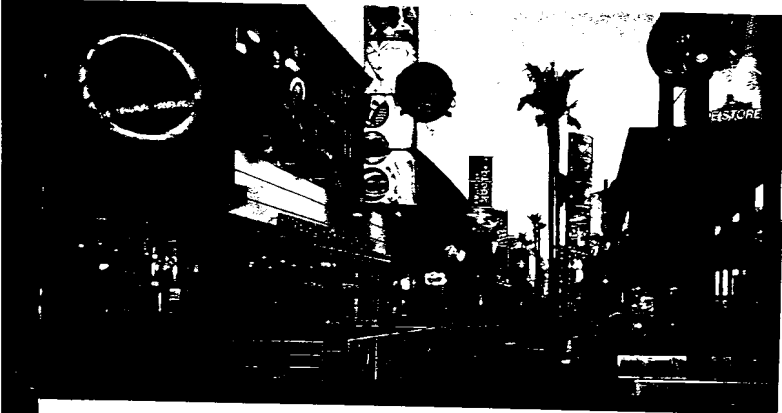
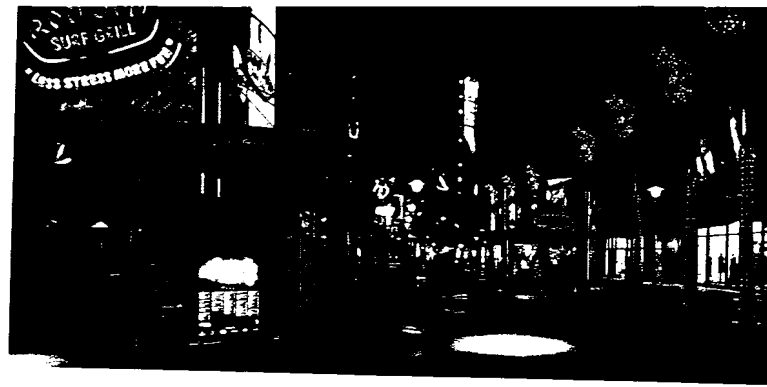
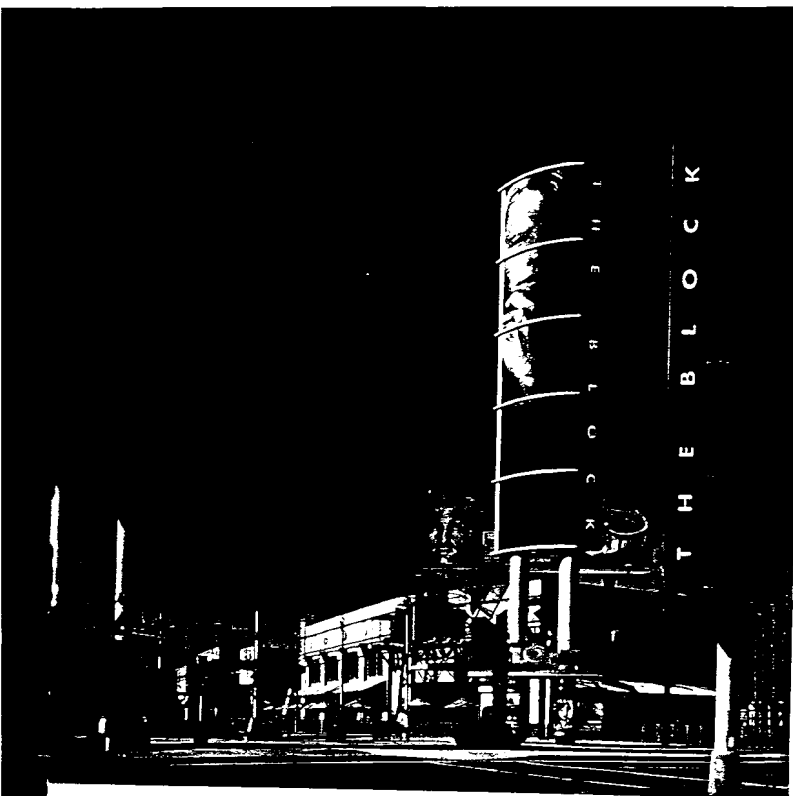


Arundel Mills

Hanover, Maryland

Client: The Mills Corporation

Arundel Mills Mall is one of several large regional retail centers in the country that D'Agostino Izzo Quirk Architects has designed for The Mills Corporation. Arundel Mills, located outside of Baltimore, Maryland, provides an exciting and unique shopping environment comprised of 1.3 million square feet of retail shops, department stores, movies theaters and restaurants. Tenant spaces are organized along an internal Mainstreet, complete with Neighborhoods and themed courts such as Fashion and Entertainment. Tenants include Bass Pro Shops, Muvico Egyptian Theaters and Kenneth Cole New York.



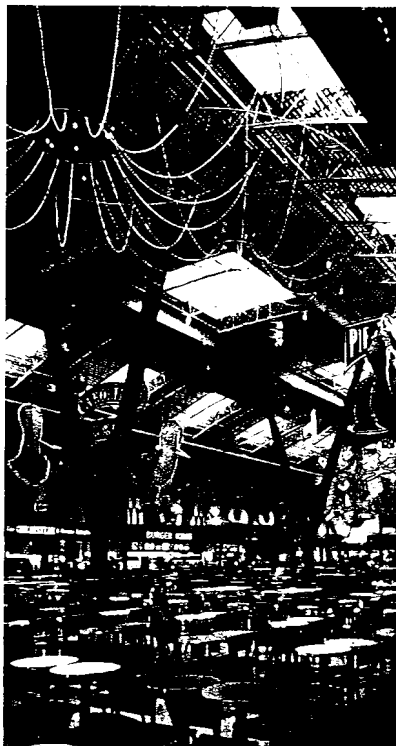
The Block at Orange

Orange, California

Client: The Mills Corporation

The Block at Orange is an 800,000 SF Entertainment Retail center in Orange, California. The Block represents a new concept in retail development, an outdoor center anchored by entertainment venues, entertainment retailers, and destination restaurants, complemented by smaller lifestyle retail tenants. D'AIQ conceived the plan as two major "streets" anchored by five public "squares". The Block creates a unique urban entertainment neighborhood with a variety of shopping and dining experiences taking full advantage of the opportunities provided by the climate and culture of southern California. The building architecture and exterior public area finishes designed by D'AIQ are complemented by a creative graphics program designed by Communication Arts, and landscaping by Mesa Design.





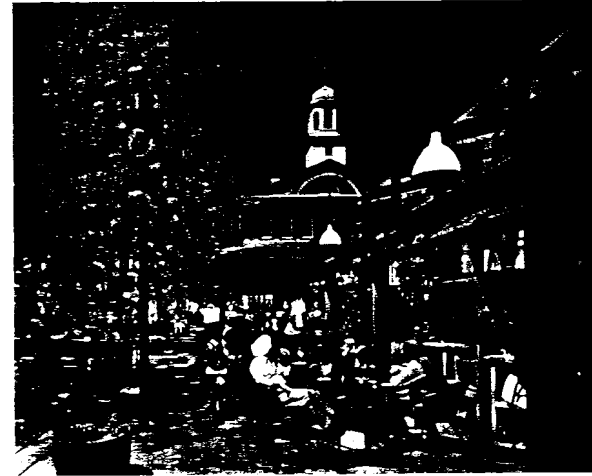
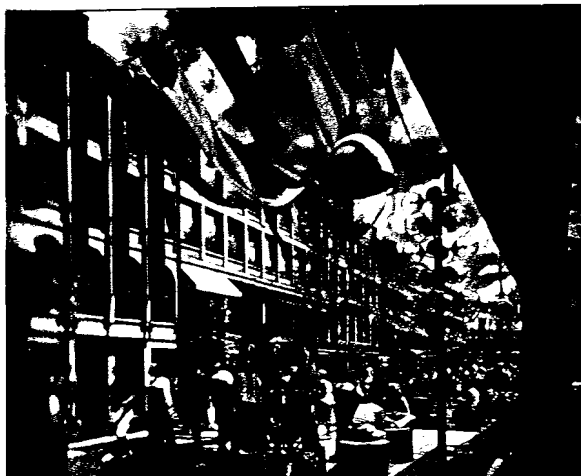
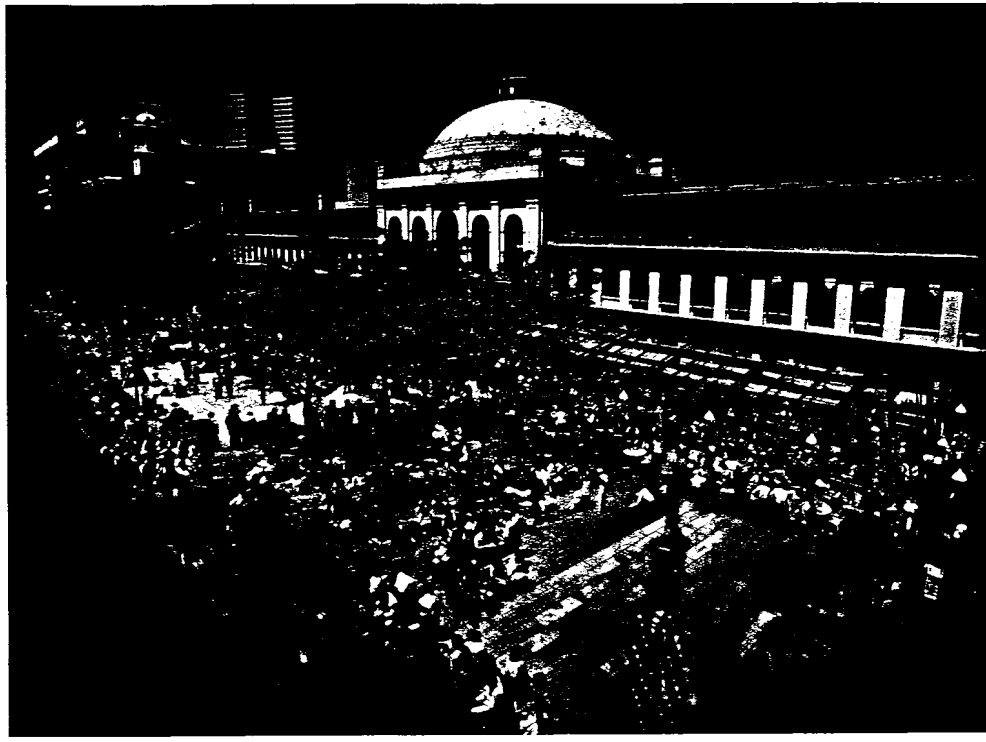
Concord Mills

Concord, North Carolina

Client: The Mills Corporation

Concord Mills is a 1.8 million SF retail center in Concord, North Carolina. It is the premier shopping entertainment destination in the Carolinas, featuring 200 stores, theme restaurants, and a 24 screen cinema. Conceived as 6 neighborhoods on two parallel shopping "streets" joined by specialty courtyards and a central food court, Concord Mills exemplifies the Mills Corporation concept of entertainment retailing. The sheer size of the project, 35 acres under one roof and nearly one mile of Mainstreet shopping, presented unique technical problems in architectural design, mechanical systems, and construction coordination. The building shell and interior common area spaces designed by D'AIQ are complemented by a creative graphics program designed by Kiku Obata & Company, and landscaping by Mesa Design.





Faneuil Hall Marketplace

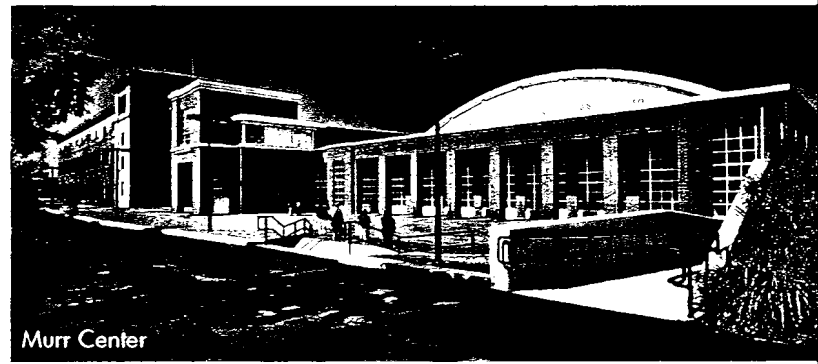
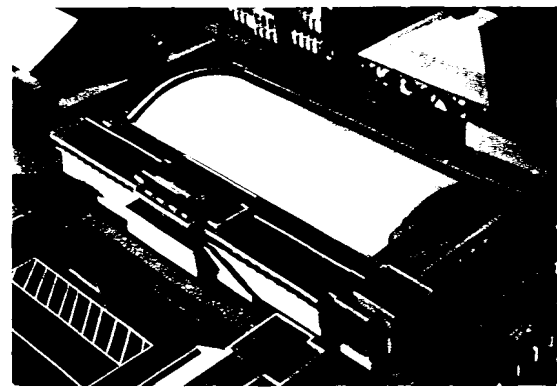
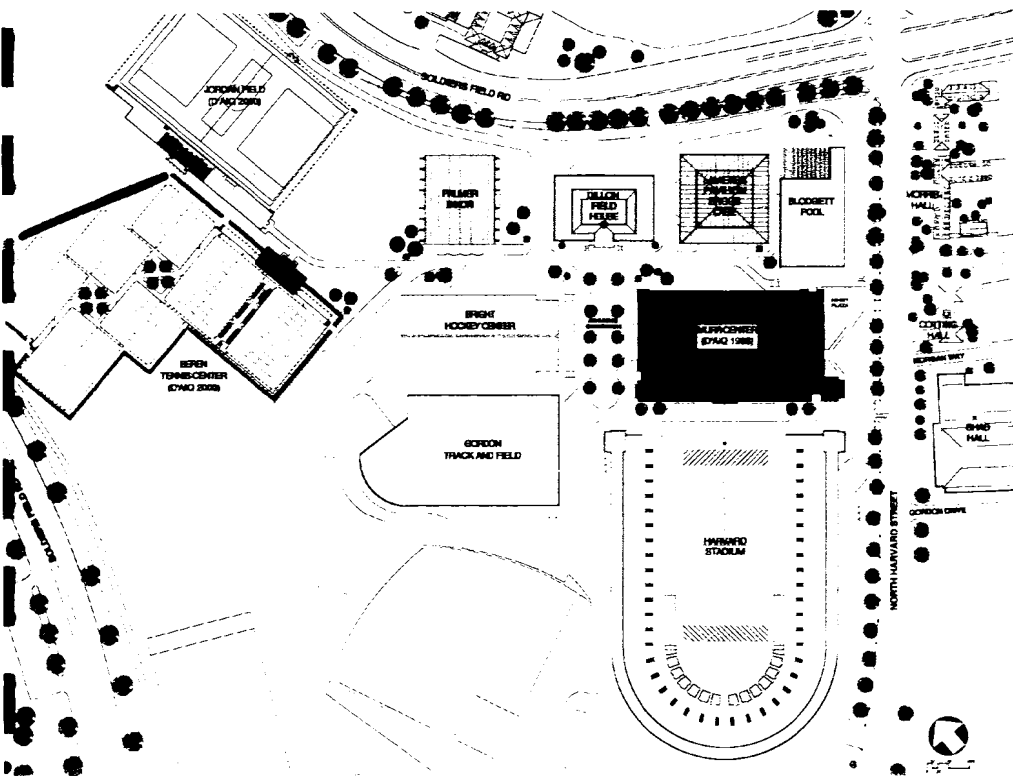
Boston, Massachusetts

Client: The Rouse Company

Faneuil Hall Marketplace is a 500,000 SF retail / office mixed use development located in the heart of Boston, Massachusetts. Bounded by the waterfront, the historic North End residential district and Boston's financial center, Faneuil Hall Marketplace is the prototype for the revitalization of commercial activity in American urban centers. The project includes three historic structures renovated over a three-year period from 1976-1978. The Quincy Market Building, reopened on America's Bicentennial, was the traditional wholesale meat and vegetable market for the city of Boston from its opening in 1826 until the late 1960's. Today, it is once again the commercial and emotional heart of the city, filled with restaurants, food vendors, and small local merchants. Two historic counting house buildings, The North Market and The South Market Buildings, flanking the Quincy building on the "Walk to the Sea", are reborn with two levels of retail and restaurant tenants and professional offices above. An extensive hardscape / landscape plan utilizing traditional cobblestone and granite slab paving, benches, native trees and flowering plants, unites the Marketplace with its surrounding neighbors including Historic Faneuil Hall, Boston City Hall and Waterfront Park.



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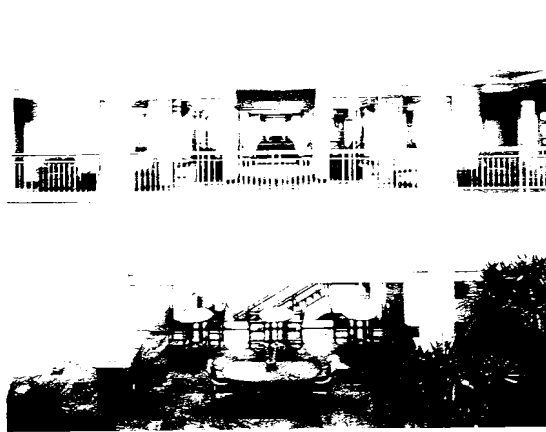


Harvard Athletic Facilities

Boston, Massachusetts

Client: Harvard University

D'Agostino Izzo Quirk Architects began work on the site by providing master planning and feasibility studies, and was subsequently hired for three major projects: the Murr Center, the Beren Tennis Center and Jordan Field. D'AIQ conducted a comprehensive review of the site's history and analyzed potential building sites for architectural impact and comparative cost. We developed an approach to the site that called for an identifiable center among the existing group of disparate buildings, a coherent circulation pattern divided between pedestrians and vehicles, and efficient placement of courts and fields along the perimeter. The Murr Center was designed to respond to four different conditions on each of its sides. It provides an appropriately scaled focus at the open end of the historic Harvard Stadium, replacing a parking lot; it presents a welcoming image to the main street, forming an entry plaza for the entire complex; it defines major and minor quadrangles on its two interior sides with open arcades for pedestrians. The Beren Tennis Center and The Jordan Field, an artificial turf playing surface, were placed to reduce disruption of existing playing field layouts and to provide optimum sun angles for competitors and spectators. Their entrances were paired together at the terminus of a walkway extending from the central quadrangle, emphasizing their inclusion in the athletic community.

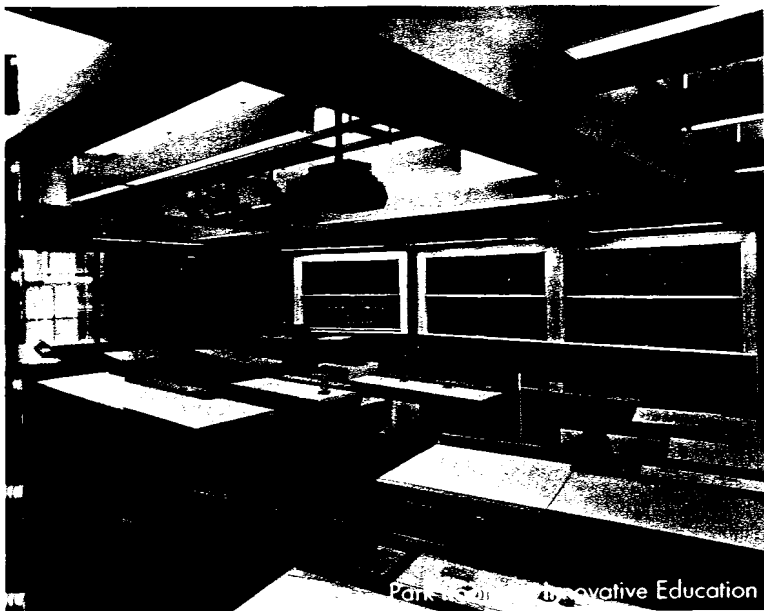


The Health and Wellness Center

Warrington, Pennsylvania

Client: Doylestown Hospital

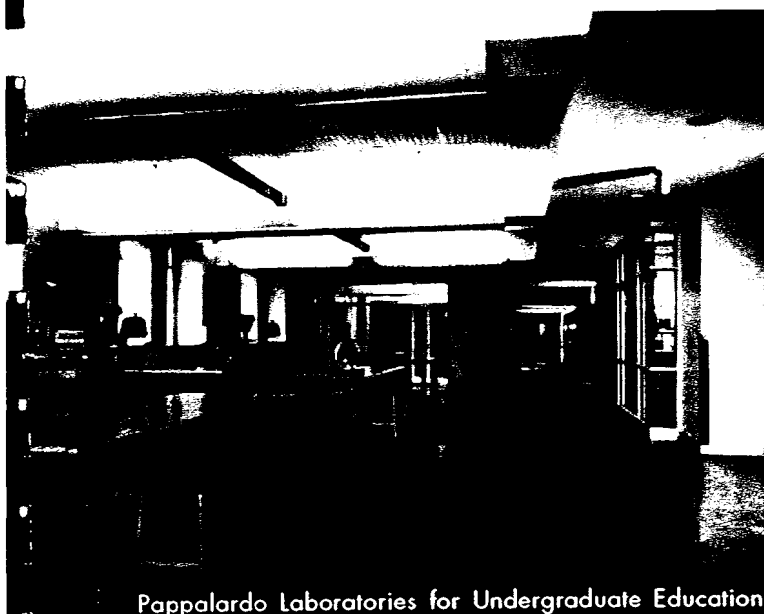
The Doylestown Hospital Health and Wellness Center is a contemporary approach to modern health care. This three-story, 120,000 square foot facility incorporates a holistic arrangement of health and well-being services that lives up to the promise of living well. While the medical wing incorporates state of the art amenities for primary care physicians, general surgery, and sports medicine. The Fitness Center provides a sophisticated level of activities including physical therapy, day-spa, lap pool, and whirlpool. The dynamic nature of this center can only be complimented with notable amenities that include the calming and comfortable waiting areas accented by fireplaces and waterfalls, as well as a cafe, resource library, day-care center, and lecture-style auditorium.



Park Room for Innovative Education



Hatsopoulos Microfluids Laboratory



Pappalardo Laboratories for Undergraduate Education



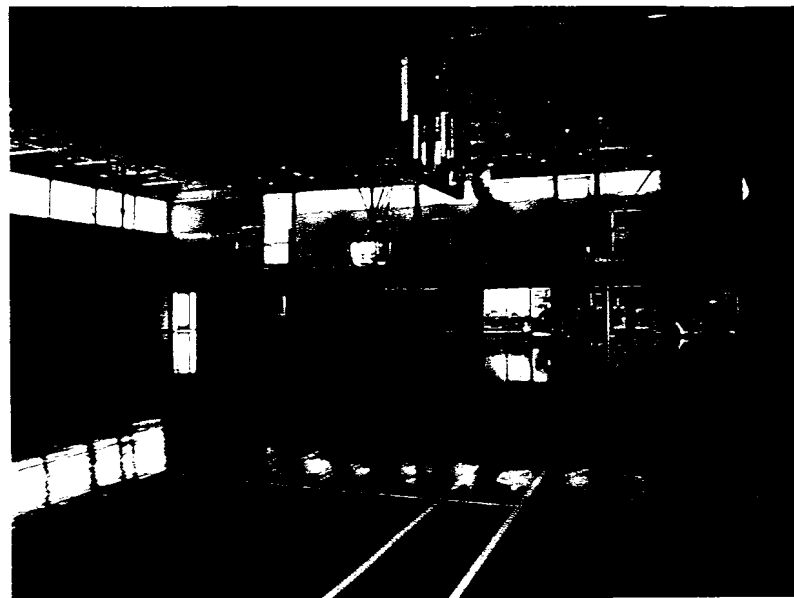
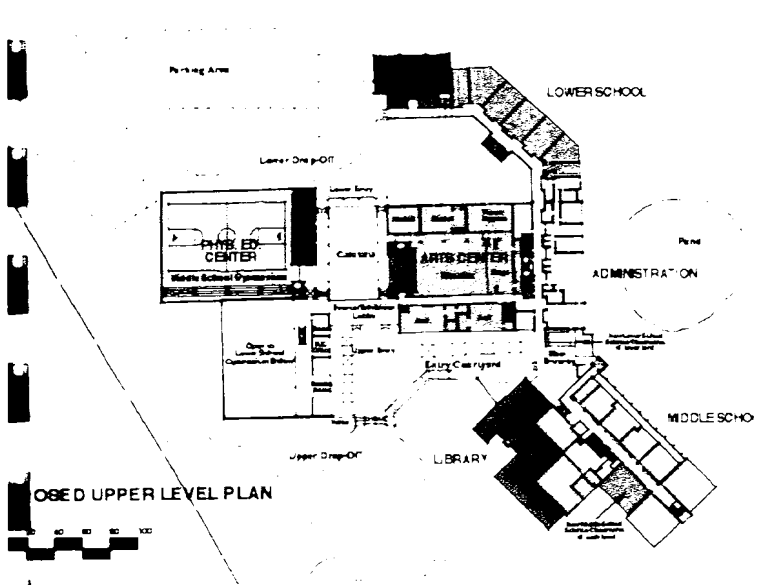
Park Lecture Hall

MIT Projects

Cambridge, Massachusetts

Client: Massachusetts Institute of Technology

During the past decade, D'AIQ has completed five renovation projects within the main building complex at the Massachusetts Institute of Technology. In each case the design team faced the challenge of integrating high technology systems and new teaching methods within a landmark building designed for early 20th century technology and pedagogy. The Pappalardo Laboratories for Undergraduate Education (1995) are a 20,000 sf complex of labs, classrooms, workshops, and seminar facilities to teach first principles in Mechanical Engineering. Studies bridge the gap between the theoretical and the practical and include MIT's famous 2007 design course and competition. The Brit and Alex D'Arbeloff Laboratory for Information Systems and Technology (1998) includes classrooms for the teaching of mechatronics and laboratories for graduate research. The Park Lecture Hall and Park Room for Innovative Education (2001) are two classrooms integrating complex audio-visual and computer display systems promoting distance education programs, traditional lecture classes, and new teaching concepts for small group learning of basic engineering. The George and Daphne Hatsopoulos Microfluids Laboratory is an 8,000 sf complex of laboratories, offices, and seminar facilities for graduate and postdoctoral research in advanced fluid dynamics.



Nashoba Brooks School

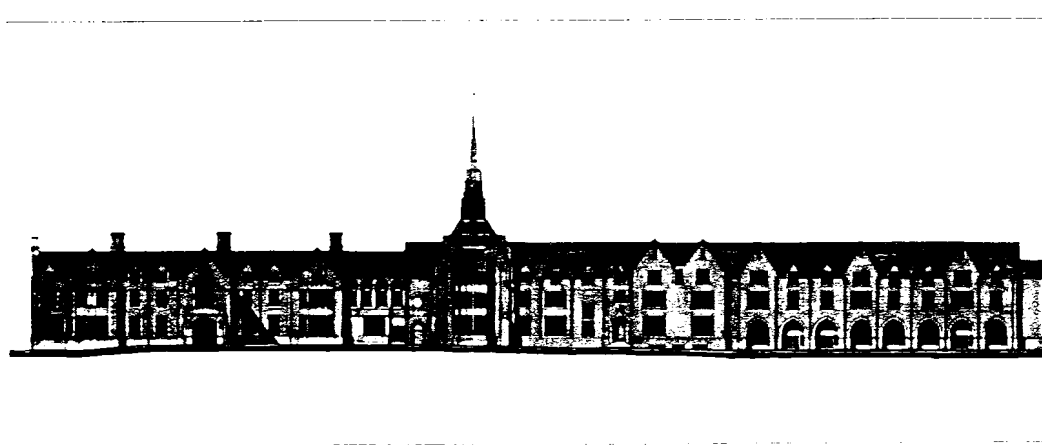
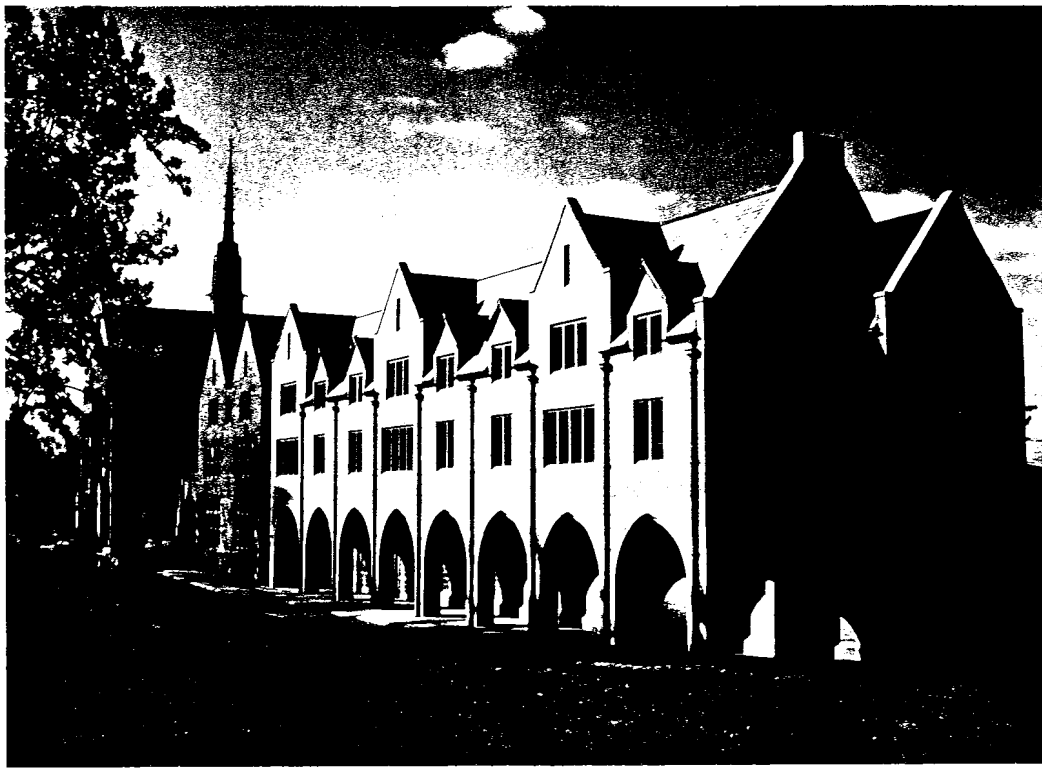
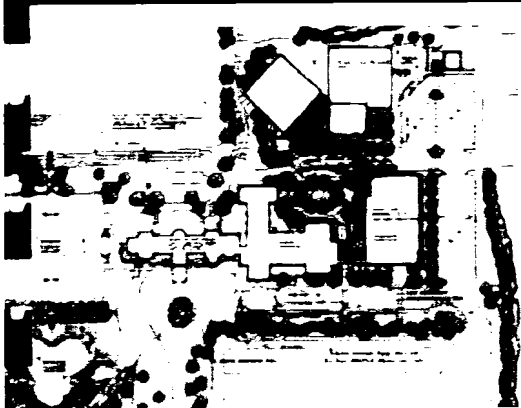
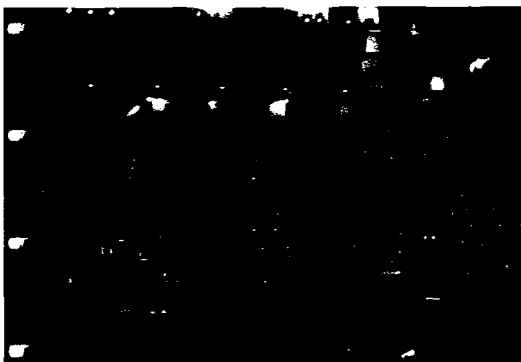
Concord, Massachusetts

Client: Nashoba Brooks School

D'Agostino Izzo Quirk is the architect for additions and renovations to Nashoba Brooks School, a 300 student private elementary and middle school in Concord, Massachusetts. A new 20,000 square foot addition houses a gymnasium, accommodating basketball and volleyball courts, and a student dining hall. The dining hall, received a new full-service kitchen, which serves as a new ceremonial and meeting space for the school. The addition forms a new entry court for the campus, and provides an enclosed connection between two separate buildings.

Another 5,000 square foot addition connects to an existing academic classroom wing, and houses two science laboratories, a prep room, and a classroom. Within the existing building, there are extensive renovations to two art studios, a music classroom, and an auditorium. The program represents the final phase of a 20-year master plan for the school.





Newton Country Day School

Newton, Massachusetts

Client: Newton Country Day School

In 1997 Newton Country Day School, a private middle and high school for girls, engaged D'Agostino Izzo Quirk Architects to provide master planning services for their academic, arts and physical education facilities. This study included an inventory and evaluation of existing facilities, recommendations for modifying existing space utilization and alternative proposals for expansion. A master plan of exterior spaces coordinated new playing fields, historic gardens, parking and service areas.

D'AIQ has recently completed a 35,000 square foot building addition as the first part of the master plan. This addition continues the strong character and linear arrangement of the existing school building and provides a covered entrance arcade that serves as the main entrance and drop-off for the school. The new 300 seat proscenium theater gives students a sophisticated performance space and theater arts laboratory. A scenery shop is backstage along with green rooms, dressing rooms, and a dance studio. The existing gymnasium was renovated as part of this project. The addition also includes upper school science laboratories and middle school classrooms and commons.



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